



## 3111 5 Avenue Salmon Arm British Columbia

SE Salmon Arm

**\$699,000**



Spacious Rancher on a Private .30 Acre Corner Lot Welcome to this 4-bdrm, 2.5-bath level-entry rancher with 1,859 sq ft of comfortable living space on a fenced, private .30 acre lot at the end of a quiet no-thru road. This home has something for everyone--whether you need a family-friendly layout, extra space to work from home, or room to garden, entertain, or even build a shop. Step inside to a bright, open layout featuring a spacious front entry, sunken living rm with vaulted ceilings and cozy wood fireplace, and a large dining area that flows into the kitchen w/gas stove. The flexible floorplan includes a flex room (currently used as a bdrm), ideal for an office, gym, craft room, or convert back to a garage if desired. Primary bdrm features sliding doors to the back deck--perfect for sneaking out to the hot tub on cool Shuswap evenings. . A 3-piece ensuite adds to the convenience and comfort. Recent updates: heat pump (2020), wood stove (2023), new tub in main bath, most rear windows replaced including primary patio door. Durable Clay tile roof had minor repairs + full inspection (2024). Outside is a fully fenced private yard with raised beds, pear tree, side + back decks (one w/ metal gazebo), above-ground pool, gas BBQ hookup, firepit area, and drive-thru gate for RV/boat storage. Oversized 14x16 shed w/220 power offers great workshop potential. Unbeatable location--...

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